

48 Adeline Street, Goole, DN14 6DN
£93,000
EPC: D

NO UPWARD CHAIN This mature mid terrace house is located in a well established residential area and offers two bedroom accommodation. The property requires a programme of updating works and offers great potential for a First Time Buyer or an investor. Viewing is highly recommended.

- **NO UPWARD CHAIN**
- Mature mid terrace house
- Two bedrooms
- Updating required
- Ideal starter home
- Great investment opportunity
- Ideally located for the town centre
- Detached garage and drive to rear
- Enclosed rear garden
- Viewing highly recommended

DESCRIPTION
This mature mid terrace house incorporates gas central heating and uPVC double glazing and offers two bedroom accommodation comprising;

PORCH
4'1" x 2'8"
uPVC entrance door.

LOUNGE
12'1" x 14'2" max.
A fire surround with a marble inset and hearth housing a gas fire. Timber effect laminate floor.

KITCHEN
8'11" x 12'2"
Fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel sink and a four ring gas hob with a stainless steel splashback. Integrated oven. Plumbing for an automatic washing machine. One central heating radiator. Stair way leading to the first floor.

LOBBY
5'6" x 2'9"
Timber door to the rear porch.

BATHROOM
6'8" x 5'5"
A four piece suite comprising a bath with a shower fitment to the bath taps, a wash hand basin, a low flush WC and a bidet. Tiled walls. One central heating radiator.

REAR PORCH
6'3" x 10'3"
uPVC glazed door provides access into the rear garden.

LANDING
3'1" x 8'3"

BEDROOM ONE
12'11" x 12'3" max.
To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM TWO
9'1" x 10'4"
To the rear elevation. Over stairs storage cupboard housing the gas central heating boiler. One central heating radiator.

GARAGE
9'2" x 19'10"
A detached block built garage with a metal up and over door and a timber side door.

GARDENS
To the front of the property there is a small buffer garden.

To the rear the garden is fully enclosed and mainly laid to lawn with a concrete pathway that runs along the side of the garage to a timber gate. The gate leads onto the rear service road and driveway at the front of the garage which provides off street parking.

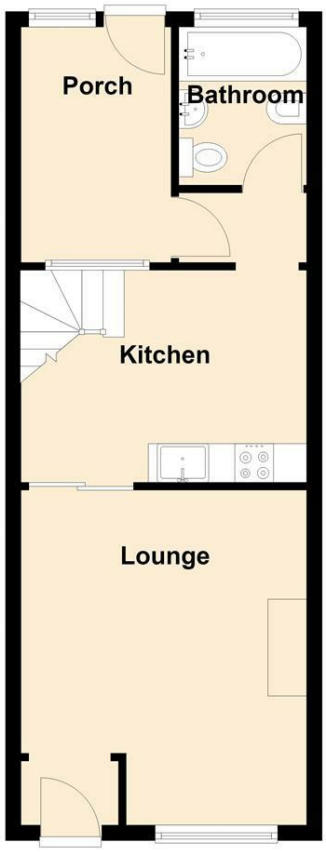
FURTHER INFORMATION
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability = BT & Sky

Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 63.6 sq. metres (684.2 sq. feet)

First Floor

Approx. 25.5 sq. metres (274.3 sq. feet)

